

9 Llys Y Dderwen
Coity
Bridgend
CF35 6DE

£198,000



- MID TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- CLOAKROOM & FAMILY BATHROOM
- GOOD SIZE LOUNGE WITH ACCESS TO REAR GARDEN
- TWO PARKING SPACES TO FRONT OF PROPERTY
- ENCLOSED REAR GARDEN WITH REAR GATE ACCESS
- MODERN FITTED KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO M4 CORRIDOR, LOCAL SCHOOLS, SHOPS & AMENITIES
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA11001

Viewing Instructions: Strictly By Appointment Only



General Description

*** Two Double Bedroom Mid Terrace Home - Ideal for First Time Buyers ***

Daniel Matthew Estate Agents are pleased to offer for sale this well presented two bedroom mid terrace property situated in the highly sought-area Parc Derwen estate. An ideal opportunity for first time buyers. Conveniently located within close proximity to excellent school catchments, local shops, amenities, and easy access to the M4 corridor. Property comprises to the ground floor, welcoming hallway, cloakroom, kitchen and lounge. To the first floor two double bedrooms and bathroom. Further benefits are parking for two vehicles to the front of the property and enclosed rear garden with lawn and patio area, plus rear gate access, Early viewing is highly recommended please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via obscured composite door into welcoming hallway, plain ceiling, plain walls, vinyl flooring, staircase leading to first floor, archway leading into Kitchen, doors leading into:-



Cloakroom/w.c (5' 1" x 2' 11") or (1.56m x 0.90m)

UPVC double glazed obscured window to front aspect, plain ceiling, extractor fan, plain walls, vinyl flooring, tiled splashback, two piece suite comprising low level WC and pedestal wash hand basin, electric consumer unit, radiator.



Kitchen (9' 9" x 5' 2") or (2.97m x 1.58m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces and upstand, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, plumbing for washing machine, integrated fridge/freezer and slimline dishwasher, radiator, wall mounted combination boiler.



Lounge (14' 8" x 12' 1") or (4.47m x 3.68m)

UPVC double glazed French doors leading to enclosed rear garden, plain ceiling, plain walls, vinyl flooring, two radiators, under stairs storage cupboard.



Landing

Plain ceiling, plain walls, fitted carpet, loft access, radiator, doors leading into all first floor rooms.



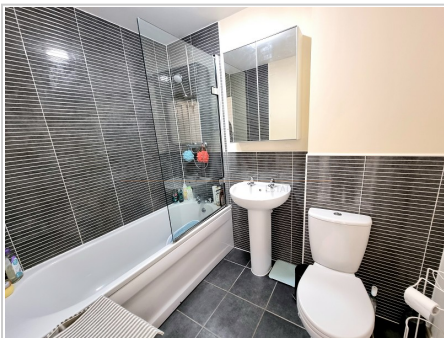
Bedroom One (12' 1" x 8' 4") or (3.68m x 2.55m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Two (12' 1" Max x 8' 7") or (3.68m Max x 2.62m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, large storage cupboard.



Bathroom (7' 5" x 5' 7") or (2.26m x 1.70m)

Plain ceiling with extractor fan, partially plain and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and mains overhead shower, radiator.



Outside

Front - Two parking spaces to front of property, pathway leading to front door.

Rear - Brick and fenced boundaries, patio area, laid to lawn area, steps leading down to rear gate.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

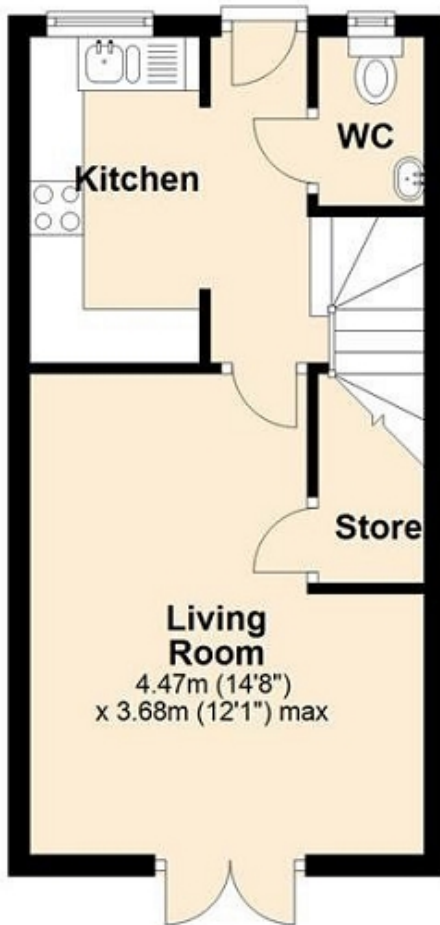
We are informed that the tenure is Freehold

Council Tax

Band C



Ground Floor



First Floor



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.